

IN RE: PETITION SPECIAL HEARING  
SWS of Hooks Lane, 600+  
feet NE of Reisterstown  
Road - 3rd Election District  
2nd Councilmanic District  
Reservoir Limited Partnership  
Petitioner  
BEFORE THE DEPUTY  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 89-121-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests permission to utilize an R-O zoned portion of the property for parking and for access between Hooks Lane and the B.R. zoned portion of the property, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Gary Attman, appeared, testified and was represented by Charles B. Heyman, Esquire. Also appearing and testifying for Petitioner were Wes Guckert of The Traffic Group, Inc., a traffic expert; Thomas M. Nichols, AIA of Nichols Architects; and Samuel B. Shockley of Development Engineering Consultants, Inc. Appearing as Protestants were Hooks Lane Improvement Association, Inc. by Stanley Alpert, its President and Stanley Alpert, individually, who were represented by Newton A. Williams, Esquire and who participated in the hearing.

The subject property, located on the south side of Hooks Lane, northeast of Reisterstown Road, is bifurcated by a zone line with 0.77+ acres zoned R-O in the front and on the easternmost portion and 1.40+ acres zoned B.R. The entire property is presently unimproved and is not being used for residential purposes. The Petitioner wants to utilize an area in the R-O portion immediately to the front and east of the B.R. portion of the property for parking and for access to the B.R. portion of

- 1 -

the property as shown on Petitioner's Exhibit 2. The R-O portion of the property between the B.R. portion of the property and Hooks Lane is approximately 55 feet in depth.

Petitioner proposes construction of an office building in the B.R. portion of the property. An office building is permitted as a matter of right in the B.R. zone. The Commerce property located immediately to the west and south of the property is zoned B.R. and has been developed as an office and retail complex. Hooks Lane Executive Park is contiguous to the property to the east and is presently being improved with Class B office buildings.

The proposed office building on the property was the subject of a CRG Hearing on May 25, 1988, at which time proposed development of the site was reviewed and the meeting continued for a determination by the Zoning Commissioner with regard to access over the R-O portion of the property. Following the continuance of the CRG Hearing, there were a number of meetings between the Petitioner and representatives of the Baltimore County Office of Planning and with representatives of the Hooks Lane Improvement Association, Inc. As a result of these meetings, Petitioner's plans for a proposed office building were substantially modified, resulting in the present plan shown on Exhibit 2, which has a maximum height of 65 feet above the highest ground elevation of the building foot print, a maximum building length of 330 feet and a maximum above-ground depth of 86 feet. Further, as a result of said meetings, the architectural design and materials to be used in the office building were revised to provide for an office building compatible with the nearby residential neighborhood. Petitioner also has committed to at least a 35 foot buffer

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area along Hooks Lane, except for the proposed two driveway areas, curbs, sidewalks and possible connections for utilities from Hooks Lane to the building and except for said driveway areas, curbs, sidewalks and utility connection, to use reasonable efforts to maintain and preserve the existing mature trees in the buffer area. A substantial amount of the parking will be underground.

Hooks Lane slopes down from the east end of the property to the west end so that there is a grade elevation difference of approximately 12 feet from the east end of the property to the west end. The proposed garage entrance for the underground parking will be near the west end of the building so as to permit entrance into the garage from Hooks Lane at grade. This will allow the proposed building to remain within the height limitation of 65 feet. Exit from the garage is proposed from the rear of the building near the west end of the building. Exiting vehicles will traverse a ramp driveway at the rear of the building to the east end of the building and over the R-O portion of the property located east of the building to the access area leading to Hooks Lane. The westernmost driveway area is proposed to be 24 feet wide and will be for ingress only. The easternmost driveway area is proposed to be 40 feet wide and will be for ingress and egress. The location of the easternmost driveway will allow traffic exiting from the property to make a left-hand turn a sufficient distance from the intersection of Green Tree Road and Hooks Lane. The traffic pattern described and the access points were developed as a result of the recommendation of Wes Guckert of The Traffic Group, Inc. in order to assure that the traffic pattern was workable and would not tend to create congestion on the roads or streets or otherwise be detrimental to the

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above, Petitioner must replace with trees approved by the Landscaping Planner.

4. Compliance with all CRG requirements.
5. The use granted herein shall be utilized within five (5) years from the date of this Order.
6. All exterior lighting on the parking lot in the R-O zone shall be directed downward and shall not diffuse across Hooks Lane.
7. When applying for the building permit, the site plan must reference this case and set forth and address the restrictions in this Order, CRG and Section 409.882 BCZR.

Ann M. Nastarowicz  
Deputy Zoning Commissioner  
of Baltimore County

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above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Petitioner has also requested the right to use the R-O portion of the property for access for the commercial portion of the property.

There are exceptions to the general rule prohibiting access through a residential zone for a commercial use. Such access is permitted if it is the only access from a public street, or if the R-O land in issue is too small, or if the use of the land is not residential or if the land in issue is subject to other restrictions which prevent a residential use.

For the purpose of determining access to commercial zones from an R-O zone, the R-O zone shall be treated as a residential zone. The portion of the R-O zoned property through which access will be provided satisfies the exceptions to the general rule and is therefore approved for ingress and egress.

Pursuant to the advertisement, posting of property, public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety and general welfare of the community not being adversely affected, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of

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Baltimore County, this 13<sup>th</sup> day of October, 1988, that the Petition for Special Hearing to approve a use permit for off-street parking in an R-O zone and the use of an R-O zoned portion of land for commercial access, in accordance with Petitioner's Exhibit 1 and 2, be and is hereby GRANTED, from and after the date of this Order, subject, however to the following restrictions which are conditions precedent to the relief herein granted:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Any changes, other than those specified herein, to the approved site plan (Exhibit 1 and 2) or proposed architectural style shall be submitted to the Zoning Commissioner and/or Deputy Zoning Commissioner for approval, and copies shall be provided to the Hooks Lane Improvement Association, Inc.; however, no hearing will be required if the change is consented to in writing by Hooks Lane Improvement Association, Inc. and the Zoning Commissioner and/or Deputy Zoning Commissioner determines that said change is within the spirit and intent of the zoning regulations.

3. (a) Petitioner shall preserve and maintain the existing trees in the R-O zone fronting Hooks Lane. Under no circumstances should the existing trees or ground beneath the trees be disturbed outside the driveways depicted on Petitioner's Exhibit 2, unless waived by the Landscaping Planner, with Current Planning for Baltimore County, in the event he finds, after submission of documentation by Petitioner, disturbance is required for installation of utilities, curbs, sidewalks and/or due to dedication of land to the County for right of way on Hooks Lane, or as otherwise appropriate.

(b) In the event disturbance of trees becomes necessary, a landscaping plan showing the changes from the existing condition shall be approved by the Landscaping Planner and submitted for approval to the Zoning Commissioner and/or Deputy Zoning Commissioner.

(c) If any trees are destroyed or killed during construction, other than those approved in 3.(b)

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health, safety or general welfare of the locality, nor tend to create congestion on roads, streets or alleys therein.

Negotiations of an Agreement and Declaration of Covenants between Petitioner and Hooks Lane Improvement Association, Inc. are presently in progress, and the parties anticipate the Agreement will be finalized and executed. This Agreement will prevent utilization of the R-O portion of the property for residential purposes.

Uncontradicted evidence was that there would be no adverse impact to the community and that the spirit and intent of the Baltimore County Zoning Regulations (BCZR) would be satisfied if the relief prayed for were granted. Further, the conditions precedent in Section 502.1 BCZR, would be satisfied.

The Petitioner seeks relief from Section 409.8 pursuant to Sections 500.7 and 502.1 BCZR.

It is clear that the BCZR permits the requested off-street parking in an R-O zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in its vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 have been satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 2 would have any adverse impact

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#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Persuant to Section 409.8, B.C. Use Permit for Business Parking in a Residential Zone (RQ) and driving access thru said RQ Zone to adjacent commercially zoned parcel as shown on attached plat.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc. upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm: under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Reservoir Limited Partnership
Signature	Edward J. Attman, Gen. Partner
Address	Signature
City and State	Signature
Attorney for Petitioner:	Charles B. Heyman
(Type or Print Name)	Address
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Signature
Attorney's Telephone No.:	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 7<sup>th</sup> day of September, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7<sup>th</sup> day of September, 1988, at 4:00 o'clock P.M.

J. Robert H. ...  
Zoning Commissioner of Baltimore County.

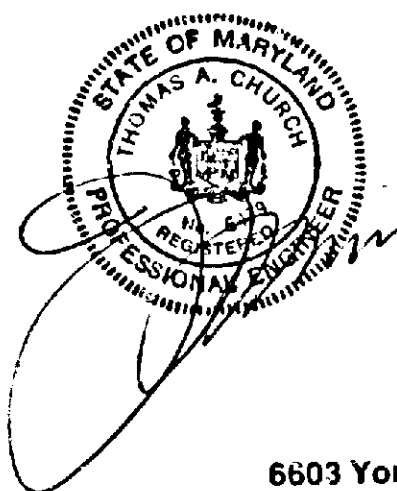
ESTIMATED LENGTH OF HEARING - 1/2 hour (over)  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONDAYS  
ALL OTHER  
REVIEWED BY: JNK DATE 9/15/88



DESCRIPTION

Beginning at a point of 600 feet more or less northeast of Reisterstown Road, North 48 degrees 14 minutes 54 seconds East, 381 feet more or less, then South 41 degrees 18 minutes 47 seconds East, 16 feet more or less, then North 48 degrees 41 minutes 13 seconds East 62 feet more or less, then South 41 degrees 18 minutes 47 seconds East, 199 feet more or less, then South 48 degrees 41 minutes 13 seconds West 62 feet more or less to corner of R-O/B-R Zone Line existing R-O/B-R Zone Line. Then along the R-O/B-R Zone Line northwesterly 160 feet more or less to corner of R-O/B-R Zone Line, then southwesterly 381 feet more or less along Zone Line. Then North 41 degrees 15 minutes 05 seconds West 55 feet more or less to point of beginning.

08/23/88  
85-106



6603 York Road Baltimore, Maryland 21212 (301) 377-2600

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S Hooks La., 600' NE of R/W  
Reisterstown Rd., 3rd Election  
Dist. 2nd Councilmanic Dist.  
OF BALTIMORE COUNTY  
RESERVOIR LIMITED PARTNERSHIP, Case No. 89-121-SPH  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 21st day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, 10th Flr., Sun Life Bldg., 20 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and Samuel B. Shockley, Agent, 6603 York Rd., Baltimore, MD 21212, who requested notification.

Peter Max Zimmerman  
Peter Max Zimmerman

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

89-121-SPH

Date of Posting: September 13-88

District: 2nd

Posted for: Special Hearing

Petitioner: Reservoir Limited Partnership

Location of property: SE/Side of Hooks Lane, 600' NE of Reisterstown Road

Location of Sign: SE/Side of Hooks Lane in front of subject property

Remarks: S. J. Haines

Posted by: S. J. Haines

Date of return: 9-16-88

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 15, 1988.

\$ 37.50  
PO# 05048  
Reg# W8778  
OWINGS MILLS TIMES,  
Publisher

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Special Hearing  
Case Number: 89-121-SPH  
SE/S Hooks Lane, 600' NE of R/W of Reisterstown Road  
3rd Election District  
2nd Councilmanic District  
Petitioner: Reservoir Limited Partnership  
Hearing Date: Friday, Oct. 7, 1988 at 2:15 p.m.  
Special Hearing: Use permit for Business Parking in a residential zone (R0) and driving access thru said R0 zone to adjacent commercially zoned parcel. In the event that the Petition is granted, a building permit may be issued within the 30-day appeal period. The Zoning Commission may, however, at any time during the appeal period, suspend the use of said permit during the appeal period for good cause shown. Such request must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
08/23/88 Sept. 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 15 1988.

\$ 37.50  
PO# 05048  
Reg# W8778  
THE JEFFERSONIAN,  
Publisher

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J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
08/23/88 Sept. 15.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

September 7, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

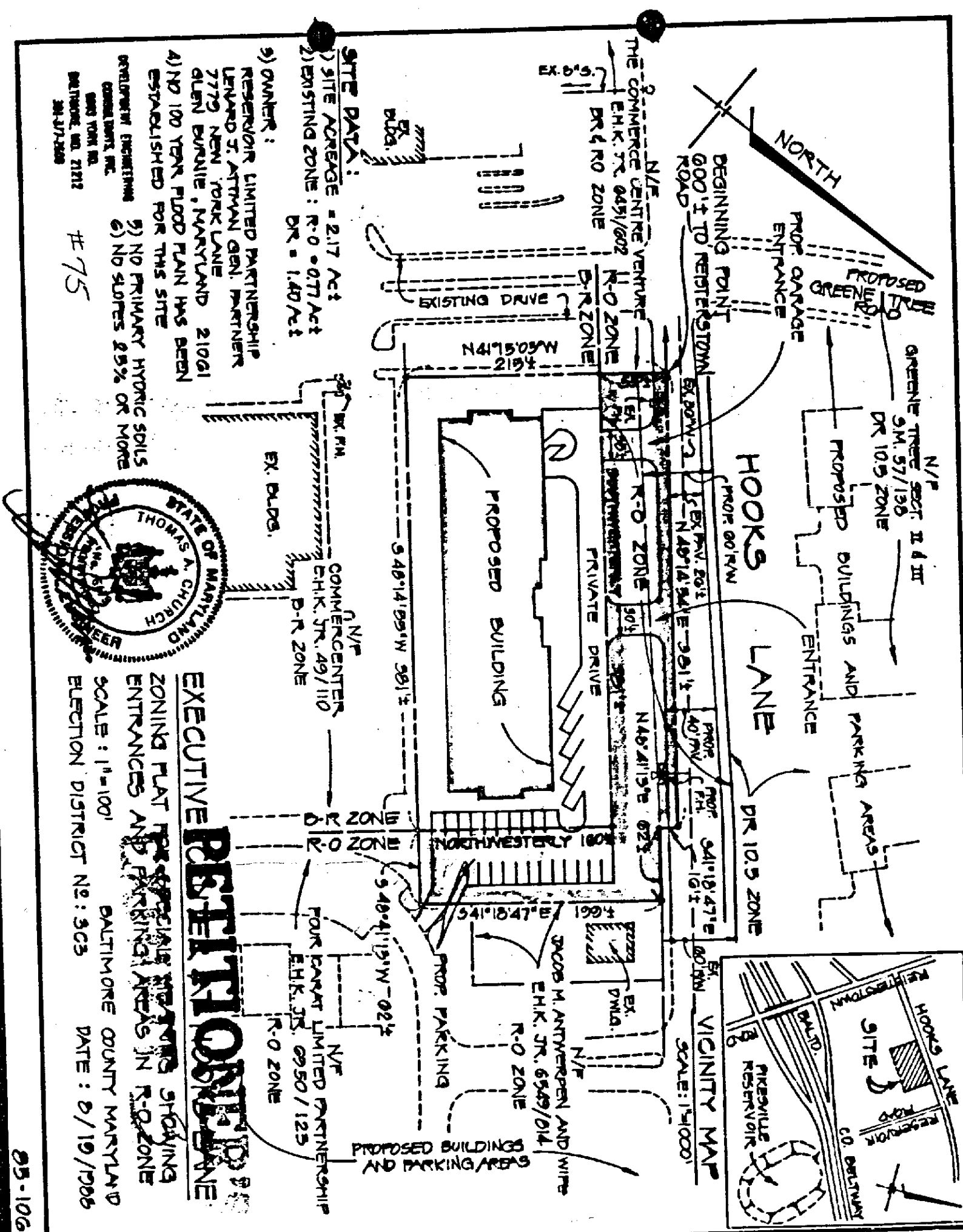
Petition for Special Hearing  
CASE NUMBER: 89-121-SPH  
SE/S Hooks Lane, 600' NE of R/W of Reisterstown Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Reservoir Limited Partnership  
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 2:15 p.m.

Special Hearing: Use permit for Business Parking in a residential zone (R0) and driving access thru said R0 zone to adjacent commercially zoned parcel.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Reservoir Limited Partnership  
Samuel B. Shockley  
Charles B. Heyman, Esq.  
File



89-121-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 7th day of September, 1988.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: Reservoir Ltd  
Partnership  
Petitioner's Attorney: Charles B. Heyman

Received by: Charles B. Heyman  
Planning Plans Advisory Committee

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

Date: 9/23/88



Dennis F. Rasmussen  
County Executive

Reservoir Limited Partnership  
7777 New York Lane  
Clem Burke, Maryland 21001

ATTN: Mr. LEWIS J. ATMAN

Re: Petition for Special Hearing  
CASE NUMBER: 89-121-SPH  
SE/S Hooks Lane, 600' NE of R/W of Reisterstown Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Reservoir Limited Partnership  
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 2:15 p.m.

Gentlemen:

Please be advised that \$900 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 059043

DATE: 10/7/88 ACCOUNT: P.O. #115-000

AMOUNT: \$ 900.00

RECEIVED FROM: Reservoir Ltd Partnership

FOR: John H. Haines

B 142 \*\*\*\*\*  
99-121-SPH

1 post set(s), there each set not

lines  
mer of

Baltimore County  
Fire Department  
Towson, Maryland 21204-2686  
494-4500

September 12, 1988

Paul H. Reincke  
Chief  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Reservoir Ltd. Partnership

Location: SE/S Hooks La., 600' NE of R/W of Reisterstown Road

Item No.: 75

Zoning Agenda: Meeting of 9/6/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at XXXXXX EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: John F. O'Hill Noted and Approved: John F. O'Hill  
Planning Group Fire Prevention Bureau  
Special Inspection Division



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204Charles B. Heyman, Esquire  
10th Floor Sun Life Building  
20 South Charles Street  
Baltimore, Maryland 21201RE: Item No. 75 - Case No. 89-121-SPH  
Petitioner: Reservoir Limited Partnership  
Petition for Special Hearing

Dear Mr. Heyman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

cc: Samuel B. Shockley  
6603 York Road  
Baltimore, Maryland 21212

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
TO: Zoning Commissioner Date: September 30, 1988Pat Keller, Deputy Director  
FROM: Office of Planning and ZoningReservoir Ltd. Partnership  
SUBJECT: Zoning Petition No. 89-121-SPH

The applicant is requesting special exception approval to allow business parking in an R0 zone and access drives through an R0 zone to an adjacent commercially zoned parcel. In reference to this request, staff provides the following information:

- The subject development had a CRG on May 26, 1988. The hearing was continued due to concerns raised by the County. The project has undergone extensive review and analysis by the County as well as revision by the applicant. The project is scheduled for CRG on October 13, 1988.
- All of the major issues such as building design, buffering and site layout have been addressed by the applicant. The only remaining concern by staff is the retention of the existing trees and buffer area located along Hooks Lane not affected by the two driveway accesses. Under no circumstances should the existing trees or ground beneath the trees be disturbed outside of the driveways. The retention of this buffer is critical to maintaining a compatible relationship between the proposed project and the residential community located on the other side (north) of Hooks Lane. This area should not be used for stormwater management, underground parking, utilities, etc.

Based upon the analysis conducted and information provided, staff recommends approval of this request subject to the concerns noted.

PK/sf

RECEIVED  
OCT 4 1988

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENTZoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204Zoning Item # 75, Zoning Advisory Committee Meeting of September 4, 1988  
Property Owner: Reservoir Limited PartnershipLocation: SE/S of Hooks Lane District 3  
Water Supply: Metro Sewage Disposal: Metro

## COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Natural and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to raising of existing structures/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.
  - ( ) The results are valid until \_\_\_\_\_.
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

Karen M. Murray

BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENTBaltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
494-3333J. Robert Haines  
Zoning Commissioner

October 13, 1988

Charles B. Heyman, Esquire  
20th Floor Sun Life Building  
20 S. Charles Street  
Baltimore, Maryland 21201RE: PETITION FOR SPECIAL HEARING  
SE/S Hooks Lane, 600' NE of the R/W of Reisterstown Road  
3rd Election District - 2nd Councilmanic District  
Reservoir Limited Partnership - Petitioner  
Case No. 89-121-SPH

Dear Mr. Heyman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

Ann M. Nastarowicz

AMN:bjs

cc: Newton A. Williams, Esquire  
Nolan, Plunkhoff & Williams  
1105 E. Joppa Road, Towson, Md. 21204

People's Counsel

File

## LAW OFFICES

KAPLAN, HEYMAN, GREENBERG, ENGELMAN &amp; BELGRAD, P.A.

TENTH FLOOR SUN LIFE BUILDING

20 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201

(301) 538-0987

TELECOMS

(301) 752-0695

CHARLES B. HEYMAN  
HARVEY S. GREENBERG  
WILLIAM A. ENGELMAN  
HERBERT J. BELGRAD  
EDWARD F. DINE, JR.  
THEODORE S. MILLER  
HARRY D. DOWNS  
STANLEY S. FINE  
SCARLETT WITKOW  
KENNETH P. NIMAN  
JOHN W. HULL  
LOWELL G. HERMAN  
HARVEY S. GREENBERG  
RANDALL H. LUTZ  
BARRY L. FREEDMAN  
WILLIAM D. SHAUGHNESSY, JR.  
DANIEL S. LUTZ  
STEVEN R. FREEMAN  
BARRY WELSCOFF  
CHRIS A. OWENS  
BARBARA J. ENGLISHEDMUND KAPLAN  
COUNSELRECEIVED ZONING OFFICE  
DATE: 9/31/88

August 29, 1988

J. Robert Haines, Esquire  
Zoning Commissioner  
Baltimore County Office Bldg.  
111 West Chesapeake Avenue, Room 109  
Towson, Maryland 21204RE: Item 75 - Special Hearing Petition  
Reservoir Limited Partnership  
Hooks Lane

Dear Mr. Haines:

Please be advised that I represent Reservoir Limited Partnership, the Petitioner in the above matter.

The purpose of this letter is to request an expedited hearing in this matter. The property for which development is proposed, is presently zoned R0 along Hooks Lane and RR in the rear portion. At the conclusion of the initial CRG Hearing, the CRG matter was continued in order to obtain a determination of the right to use the R0 portion for ingress and egress between Hooks Lane and the RR portion of the property. Subsequently, the engineer for this project was advised by the Zoning Office that the R0 portion of the property could be used for ingress and egress and a hearing was not necessary. Therefore, a Petition for Special Hearing was not filed. Subsequently, it was decided by the Zoning Office that a Special Hearing should be held and a Petition has now been filed.

It is anticipated that the rescheduled CRG Hearing will occur in the early part of October, 1988. It is therefore requested that a Hearing be set as soon as possible so that a determination can be made by the Zoning Commissioner of this issue prior to the date of the anticipated CRG Hearing and to avoid any further delay in the processing of this property for development.

## PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Sam Shockley	DEC-1103 York Rd. Apt
Thomas M. Nichols	1113 N. Hunter St. Architect
Chris L. Hoffman (Helm)	7779 N.Y. Blvd
Wes Guckert (Two Tropic Quad)	414 E. Joppa Rd. Towson 21204

## PLEASE PRINT CLEARLY

## PROTESTANT(S) SIGN-IN SHEET

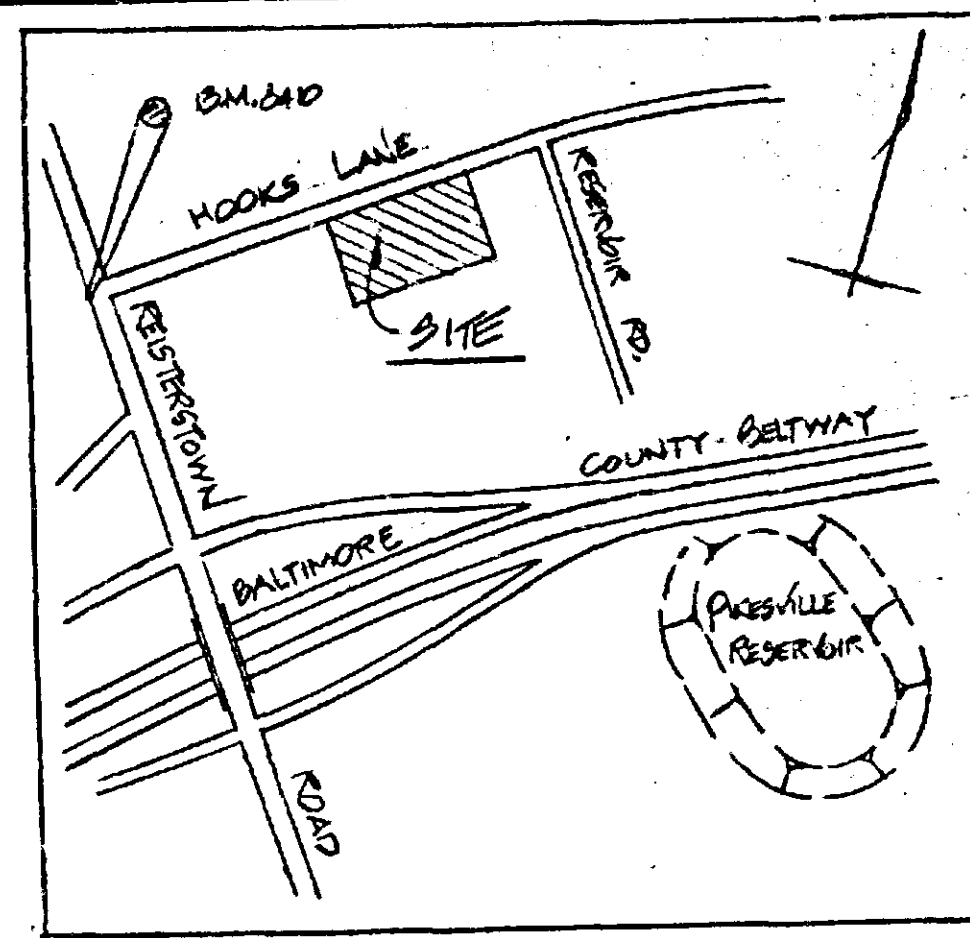
NAME	ADDRESS
NEWTON A. WILLIAMS	1105 HAMPTON PLAZA
Shady Blpt (Hooks Lane)	43 Fawcett St. 21204



1-1-88	NOTE: 1' ADDED TO FIRE LANE
2-1-88	OPEN SPACE SHOWN IN R.O. ZONE
3-1-88	ENTRANCES RELOCATED
4-1-88	SWIM FACILITY SHOWN
5-1-88	PARKING CALCULATIONS SHOWN ADJUSTED
6-1-88	PARKING SPACES DIMENSIONS SHOWN
7-1-88	HEIGHT TENT SHOWN TO SCALE
8-1-88	HEIGHT TENT SHOWN TO EXISTENCE
9-1-88	BUILDING MATERIAL NOTE ADDED
10-1-88	PARKING CALCULATIONS ADJUSTED
11-1-88	FLOOR PLAN & PARKING LAYOUT REVISED
12-1-88	BUILDING LAYOUT REVISED
1-1-89	GREEN TREE LAYOUT REVISED
2-1-89	WALL AND SETTING SHOWN
3-1-89	LANDSCAPE ENTRANCE WIDENED TO 35'
4-1-89	PERFORMED HYDRAULIC SHOWN
5-1-89	ADDITIONAL NOTES ADDED
6-1-89	PA.R. ADJUSTED & PARKING CALCS.
7-1-89	ADJACENT PROPERTIES G. DETAILED
8-1-89	HEIGHT TENT DETAIL SHOWN
9-1-89	RELOCATED SEWER AND WATER CONN.
DATE	REVISION

FESTIVAL AT WOODHAME  
S.M. 5/7/79

HOOKS/KEISTERSTOWN RD.  
LIMITED PARTNERSHIP  
0306/1427  
**HOOKS**



**VICINITY MAP**  
SCALE = 1" = 500'  
BENCH MARK X-8410 ELEV. 925.03  
3/8" IRON BAR 3.0' WEST OF WEST EDGE  
KEISTERSTOWN RD. @ HOOKS LANE

**GENERAL NOTES**

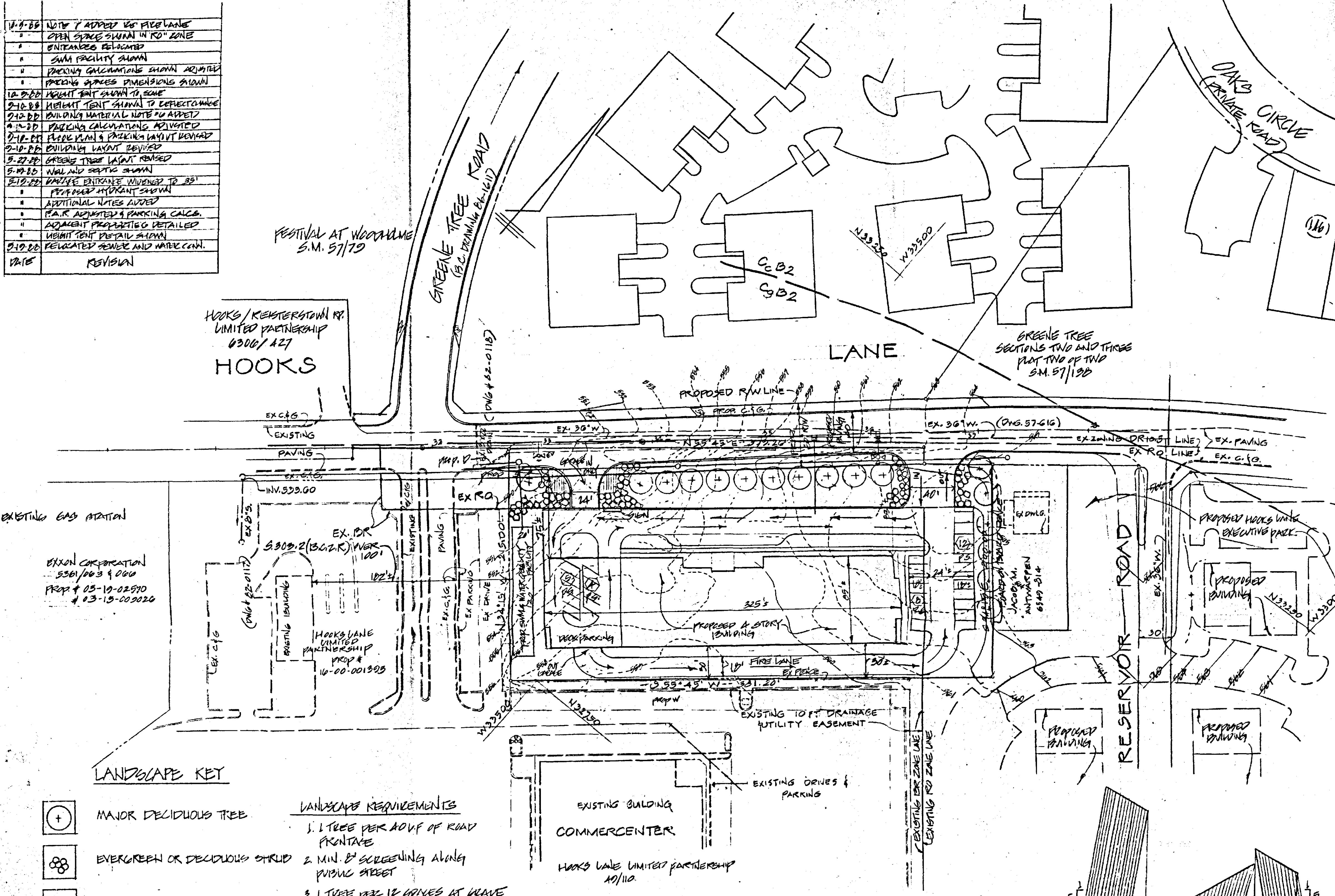
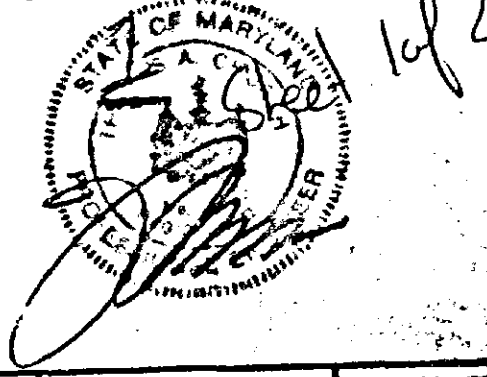
- EXECUTIVE CENTER AT HOOKS LANE  
KATK CREATES LIMITED PARTNERSHIP  
7779 NEW YORK LANE, GLEN BURNIE, MARYLAND 21061 (301-766-6484)
- EXISTING DISTRICT NO. 302  
5. COUNCMANIC DISTRICT NO. 2
- CENSUS TRACT NO. A03701  
7. WATERMID-27 SUBCENSUS-05
- SITE AREA**  
GROSS AREA 13R ZONE = 1.367 AC.  
R.O. ZONE = 0.70 AC.  
TOTAL GROSS AREA = 2.167 AC.  
NET AREA = 1.367 AC.  
R.O. ZONE = 0.59 AC.  
TOTAL NET AREA = 1.077 AC.
- OPEN SPACE**  
R.O. ZONE - REQUIRED 19% X 0.70 AC = 0.20 ACES  
PROPOSED = 0.32 ACES
- PARKING REQUIRED (SEE SHEET 2 OF 2)**  
FLOOR AREA RATIO = 110,000 / 100,000 = 1.10 (ALLOWED 2.0)
- ALL EXISTING BUILDINGS ON SITE TO BE RATED  
3A. ESTIMATED AVERAGE DAILY TRIPS (ADT) 14.3 TRIPS/1000 SF  
110,000 / 1000 X 14.3 = 1574
- STORM WATER MANAGEMENT - SITE IS IN OWING FALLS DRAINAGE BASIN  
2.10 & 100 YR STORMWATER MANAGEMENT IN ACCORDANCE WITH  
BUL. NO. 105-BA. INFILTRATION MANAGEMENT PROVIDED FOR FIRST  
INCH OF RAINFALL
- NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED  
SPECIES HABITATS OR HAZARDOUS MATERIALS SITES ON SITE.

**ADDITIONAL NOTES**

- EXISTING EXON STATION 300' WEST OF SUBJECT PROPERTY
- CHEMICAL AND PETROLEUM PRODUCT STORAGE TANKS ARE MADE  
THAT 200' FROM PROPERTY LINE
- DEVELOPS STREET LIGHT
- WE CERTIFY THAT MTA SERVICES THIS AREA - STOPS AT HOOKS LANE  
& KEISTERSTOWN ROAD - SCHEDULE EVERY 20 MINUTES.
- DETAILED PARKING INFORMATION WILL BE SHOWN IN THE  
SITE PLAN INCLUDING DIMENSIONED SPACES AND TOTALS  
FOR EACH LEVEL AND BAY AND TRAFFIC FLOW. PER  
ZONING OFFICE COMMENT #2 DATED 4-14-88
- SIGN TO BE LOCATED IN R.O. ZONE
- MASONRY (BURG, BRICK WALLS) WITH A  
HEAVY REINFORCED MASONRY BASE. ROOF  
MATERIALS WILL BE A PAPER SHINGLE
- SIGN WILL BE POSTED ALONG FIRE LANE

**PLAN**  
PLANNING NO. 05324

**PETITIONER'S EXHIBIT**



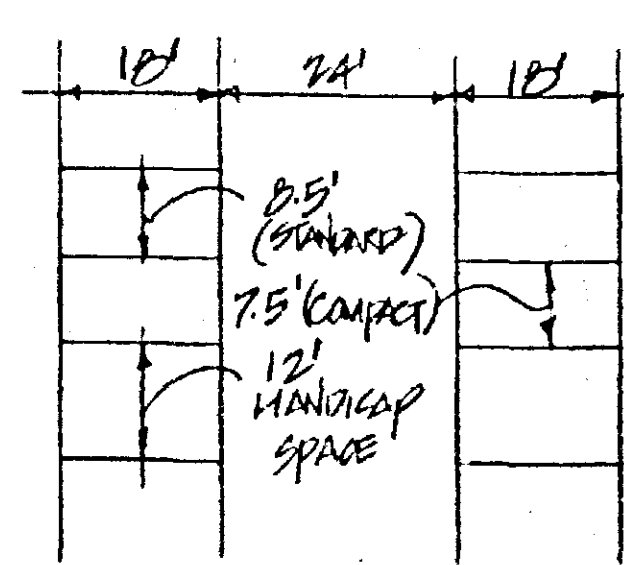
**LANDSCAPE KEY**

- MAJOR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS SHRUB
- GROUND COVER

**LANDSCAPE REQUIREMENTS**

- 1 TREE PER 40 SF OF ROAD FRONTAGE
  - MIN. 8' SCREENING ALONG PUBLIC STREET
  - 1 TREE PER 12 SPINES AT CURVE
- 145' / 40' = 12 TREES  
15 PARKING SPACE (15/12) = 2 TREES  
8' SCREENING ALONG HOOKS LANE

**PARKING DETAILS**  
NOT TO SCALE



CURBAGE LEVEL

**LANDSCAPING PROPOSED**

- 10 MAJOR DECIDUOUS TREES, EVERGREEN OR DECIDUOUS SHRUBS ALONG FRONT OF BUILDING ALONG HOOKS LANE.
- EX. TREES ALONG HOOKS LANE WILL BE SAVED WHERE POSSIBLE
- A 12' WARD AT CHARD FALK WILL BE PLACED ALONG PROPERTY LINE TO SCREEN ADJACENT PROPERTY.

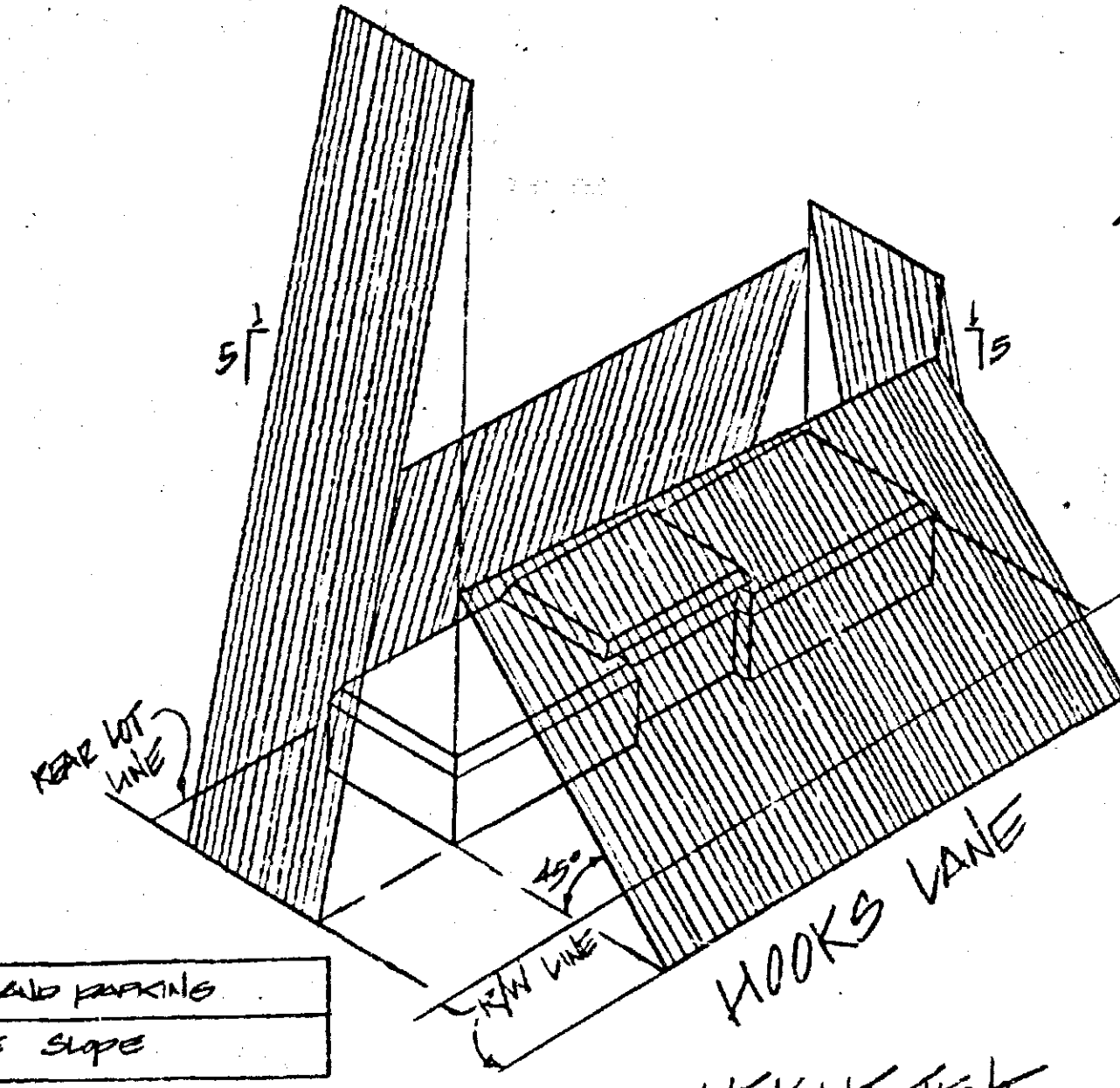
4. A FINAL LANDSCAPE PLAN ENLARGED FROM 10 ISSUANCE OF ANY BUILDING

**VEED REFERENCES & TAX ACCOUNT NUMBERS**

- 0121/052, 03-23-004390
- 0066/284, 03-20-031170
- 0066/284, 03-20-031171
- 0066/284, 03-20-031172
- 0406/284, 03-20-031173
- 0066/517, 03-11-017004
- 0066/237, 03-03-024761

**SOILS TYPE DATA**

SYMBOL	NAME	SLOPE	CLASS	STREETS AND PARKING
CJ22	CHESTER GRAVELY SILT LOAM	3-8% SLOPES, MODERATELY SLOPED	B	MODERATE SLOPE



**HEIGHT TENT**  
SCALE: 1" = 100'

DATE	REVISIONS
4-1-88	PREPARE PLANS, SIGN AND SEAL
5-1-88	DETAIL PARKING, PAVING, UTILITIES
6-1-88	HOOKS LANE SIGN AND DIMENSIONS
7-1-88	ENTRANCE TO WOODHAME RD. SHOWN

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
SITE ENGINEERS & SURVEYORS  
BALTIMORE 0003 YORK RD, BALTIMORE, MD. (301-377-2000) MARYLAND

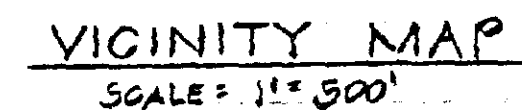
RESERVOIR LIMITED PARTNERSHIP  
7779 NEW YORK LANE  
GLEN BURNIE, MD. 21061 (301-766-6484)

**EXECUTIVE CENTER AT HOOKS LANE**

SHEET	DATE	CONTRACT
1 OF 2	MARCH 23, 1988	85-106
	SCALE: 1" = 50'	



FESTIVAL AT WOODHILL ME  
S.M. 5/7/79



BENCH MARK X-8410 ELEV. 333.03  
7/0" IRON BAR 3.0' WEST OF WEST EDGE  
REGISTERSTOWN RD. @ HOOKS LANE

## GENERAL NOTES

1. EXECUTIVE CENTER AT HOWE LANE  
6 PARK CARAGE LIMITED PARTNERSHIP  
7772 NEW YORK LANE, GLEN BURNIE, MARYLAND 21061 (301-766-6484)
- A. ELECTION DISTRICT № 302  
C. CENSUS TRACT № 409701
- S. COUNCILMANIC DISTRICT № 2  
7. WATERVIEW-27 SUSSEXVIEW-05

## 2 SITE ACRES

d. GROSS AREA

13K ZONE	= 1.387 AC.
R.O. ZONE	= 0.78 AC.
TOTAL GROSS AREA	= 2.167 AC.
NET AREA	=
13K ZONE	= 1.387 AC.
R.O. ZONE	= 0.99 AC.
TOTAL NET AREA	= 1.977 AC.

- ↳ OPEN SPACE

20. ZONE - REQUIRED  $25\% \times 0.76 \text{ AC} = 0.20 \text{ ACES}$   
 PROPOSED = 0.32 ACES

C. PARKING REQUIRED (SEE SHEET 2 OF 2)

FLOOR AREA RATIO =  $110,046 \div 60,418 = 1.82$  (ALLOWED 2.0)

22. ALL EXISTING BUILDINGS ON SITE TO BE RAISED  
3A. ESTIMATED AVERAGE DAILY TRIPS (ADT) 14.3 TRIPS/1000 SF  
 $110,000 / 1,000 \times 14.3 = 1574$

39. STORM WATER MANAGEMENT: SITE IS IN GWYNNS FALLS DRAINAGE BASIN  
2.16 x 100 YK STORMWATER MANAGEMENT IN ACCORDANCE WITH  
BILL NO 105-24. INFILTRATION MANAGEMENT PROVIDED FOR FIRST  
INCH OF RAINFALL.
- 40-44 NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED  
ROCKIES HABITATS OR HAZARDOUS MATERIALS SITES ON SITE.

### ADDITIONAL NOTES

1. EXISTING EXON STATION 300'± WEST OF SUBJECT PROPERTY
2. CHEMICAL AND PETROLEUM PRODUCT STORAGE TANKS ARE MORE THAN 200' FROM PROPERTY LINE
- ▲ ILLUMINATES STREET LIGHT
3. MTA SERVES THIS AREA - STOPS AT HOOKS LANE & KEATERTOWN ROAD
4. DETAILED PARKING INFORMATION WILL BE SHOWN ON THE SITE PLAN INCLUDING DIMENSIONED SPACES AND TOTALS FOR EACH LEVEL AND WAY AND TRAFFIC FLOW. PER ZONING OFFICE COMMENT #2 DATED 4-14-28.
5. SIGN TO BE LOCATED IN DR ZONE.

7. MAGNOLIA BRDG. (BRICK WALLS) WITH A  
HEAVY RUSTICATED MAGNOLIA BASE ROOF  
MATERIALS WILL BE A PAIR THIN LITE.  
T. SUGS WILL PG PASTER ALONG FIRE LINE

PUBLIC SERVICES C  
PLANNING N2

PETITIONER'S  
EXHIBIT

PLAN




APPROVED BY THE BOARD OF SUPERVISORS  
JANUARY 1968

## PLAN

PUBLIC SERVICES  
PLANNING NO. \_\_\_\_\_

**PETITIONER'S  
EXHIBIT**

LANDSCAPE KEY

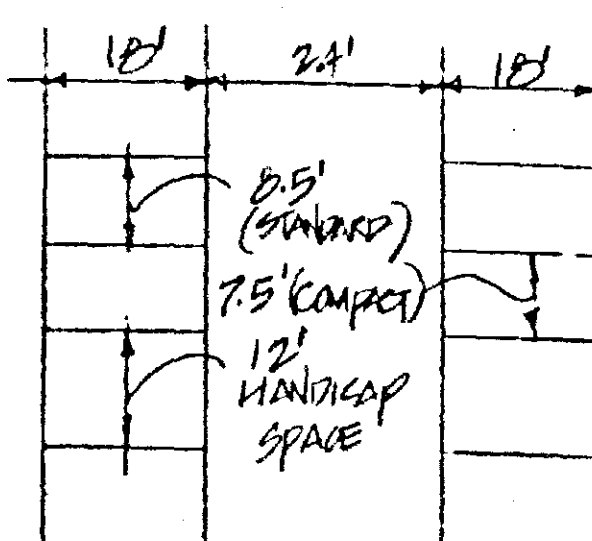
- |   |                        |
|---|------------------------|
|  | MAJOR DECIDUOUS TREE   |
|  | EVERGREEN OR DECIDUOUS |
|  | GROUND COVER           |

## LANDSCAPE REQUIREMENTS

1. 1 TREE PER 20' OF ROAD FRONTAGE
2. MIN. 8' SCREENING ALONG PUBLIC STREET
3. 1 TREE PER 12 GRIVES AT GRAVE

445' / 40 = 12 TREES  
15 PARKING SPACE (15/12) = 2 TREES  
8' SCREENING WOODS LANE

PARKING DETAILS  
NOT TO SCALE



PARAGE LEVEL

EXISTING BUILDING  
COMMERCENTER

HOOKS LANE LIMITED PARTNERSHIP  
AD/110

USED REFERENCES & TAX ACCOUNT NUMBERS

0521/052, 03-23-004390  
0006/284, 03-20-031170  
0006/284, 03-20-031171  
0006/284, 03-20-031172  
0406/284, 03-20-031173  
0002/517, 03-11-017004  
0000/237, 03-03-024966

### SOILS TYPE DATA

STREET	NAME	SLOPE	CLASS	STREETS AND PARKING
C902	CHESTER AGRICULTURAL DIST. LOAN	3-8% SUPES, MODERATELY SLOPED	13	MODERATE SLOPE

4. A FINAL LANDSCAPE PLAN IS NEEDED PRIOR TO ISSUANCE OF ANY BUILDING

OWNER / DEVELOPER

HEIGHT TENT  
SCALE: 1" = 100'

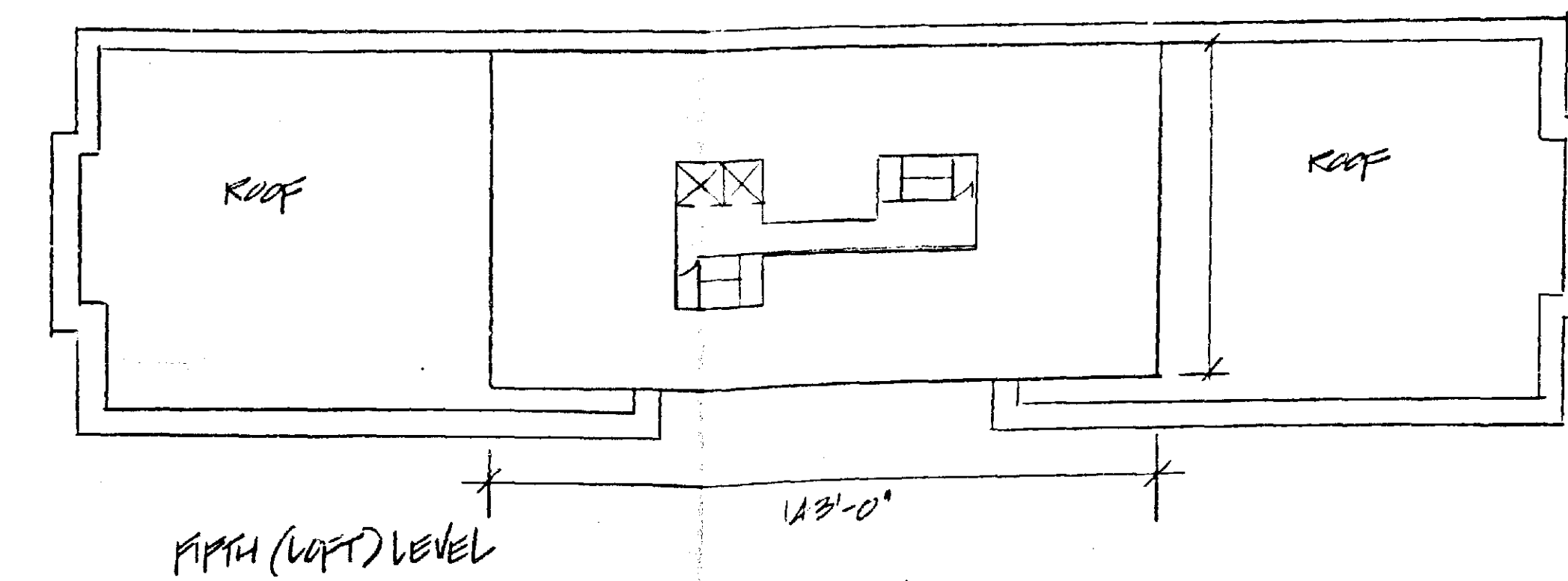
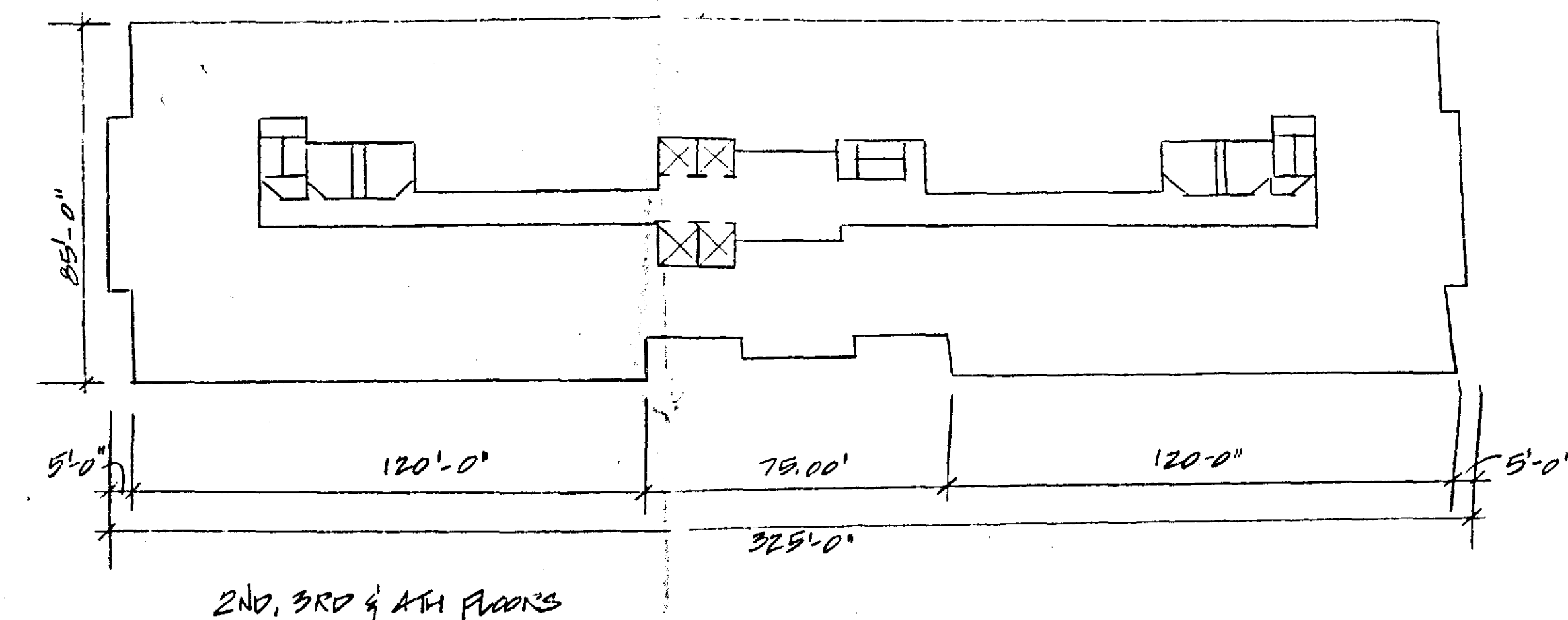
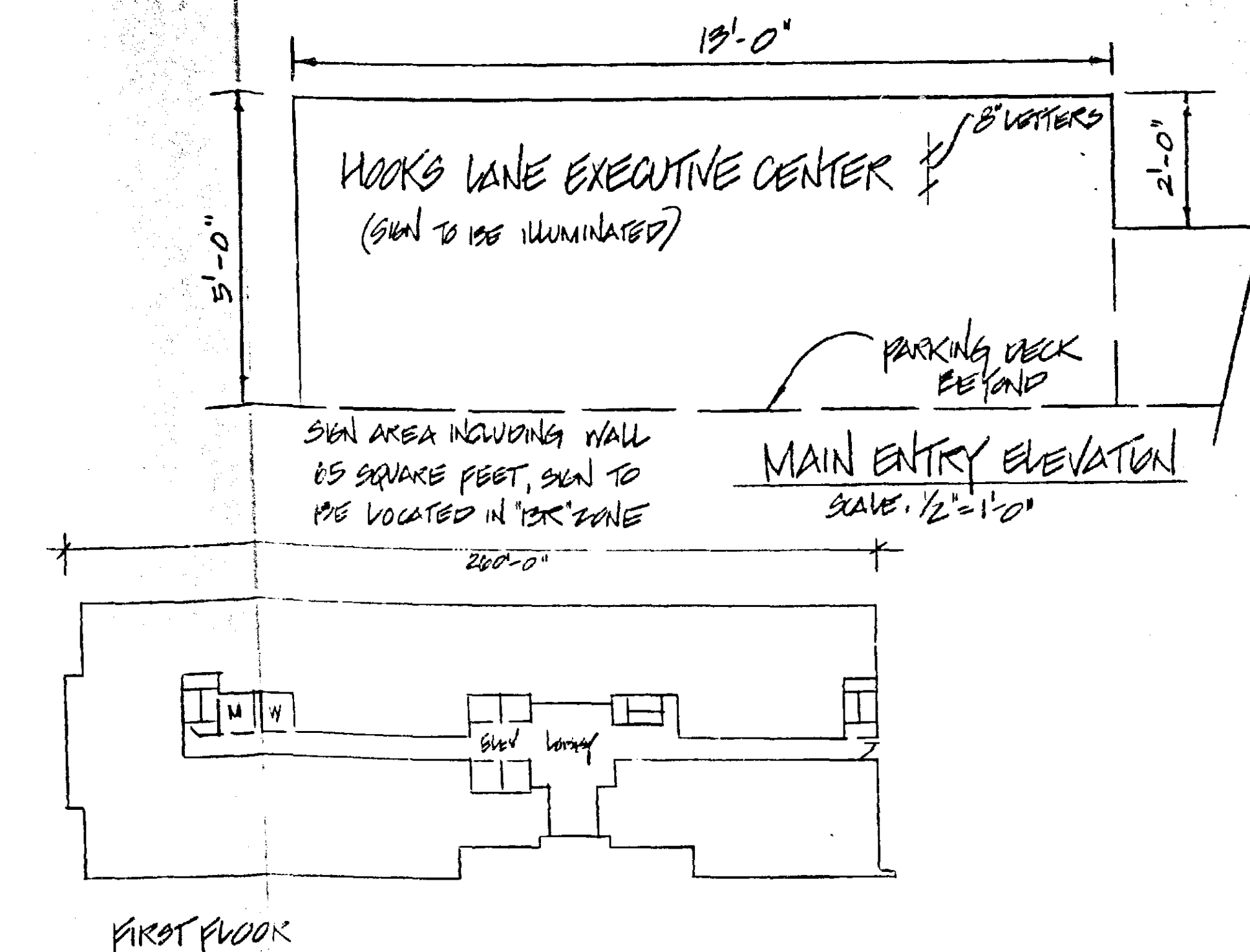
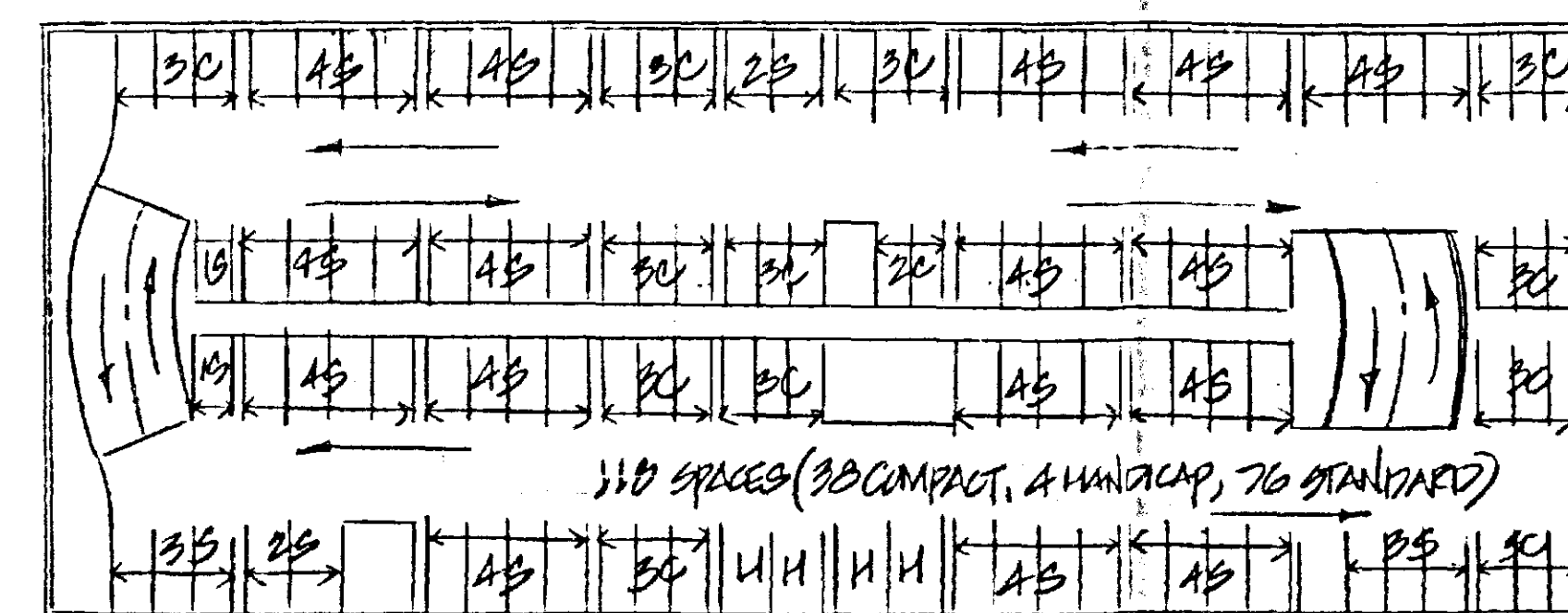
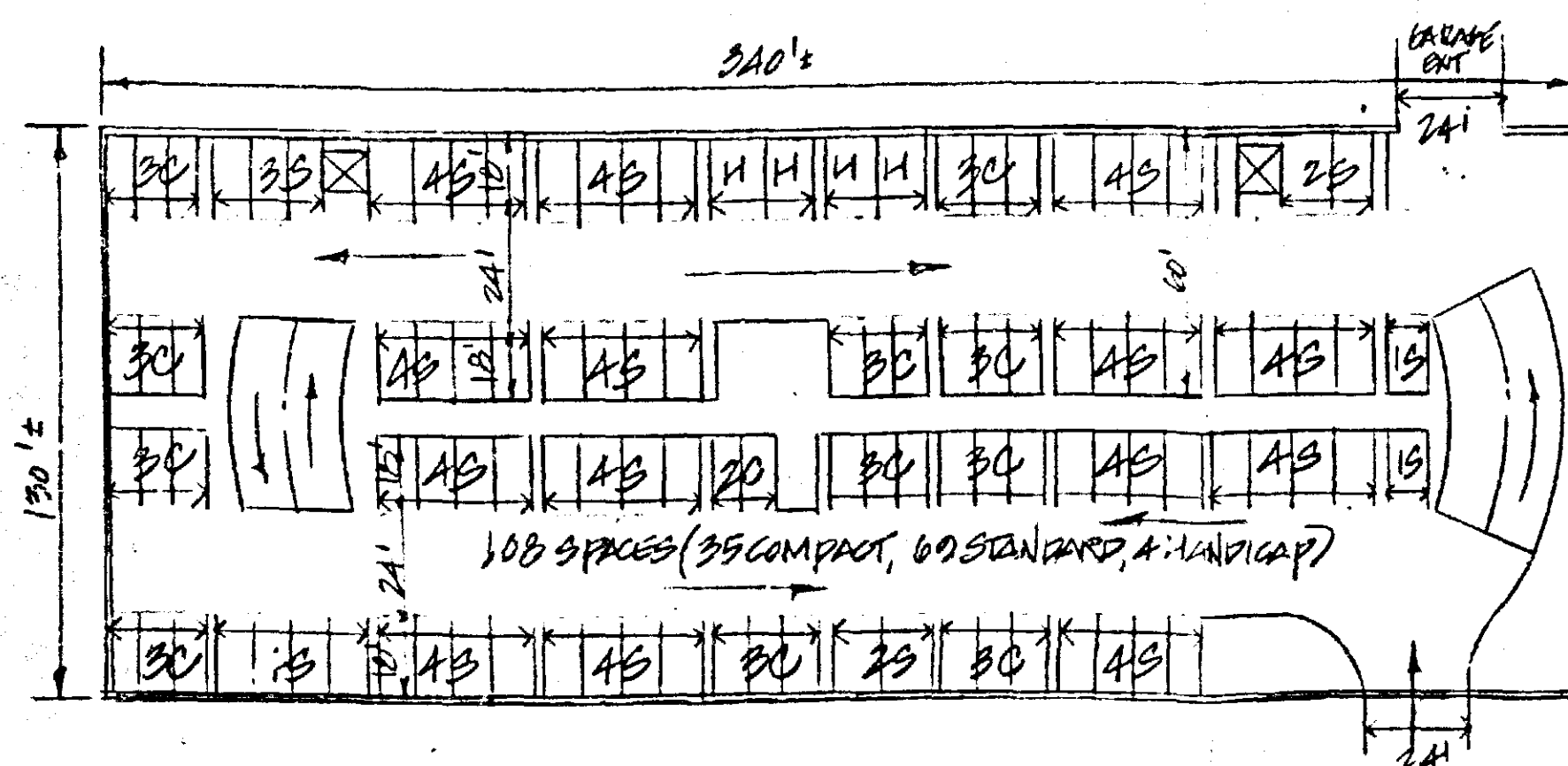
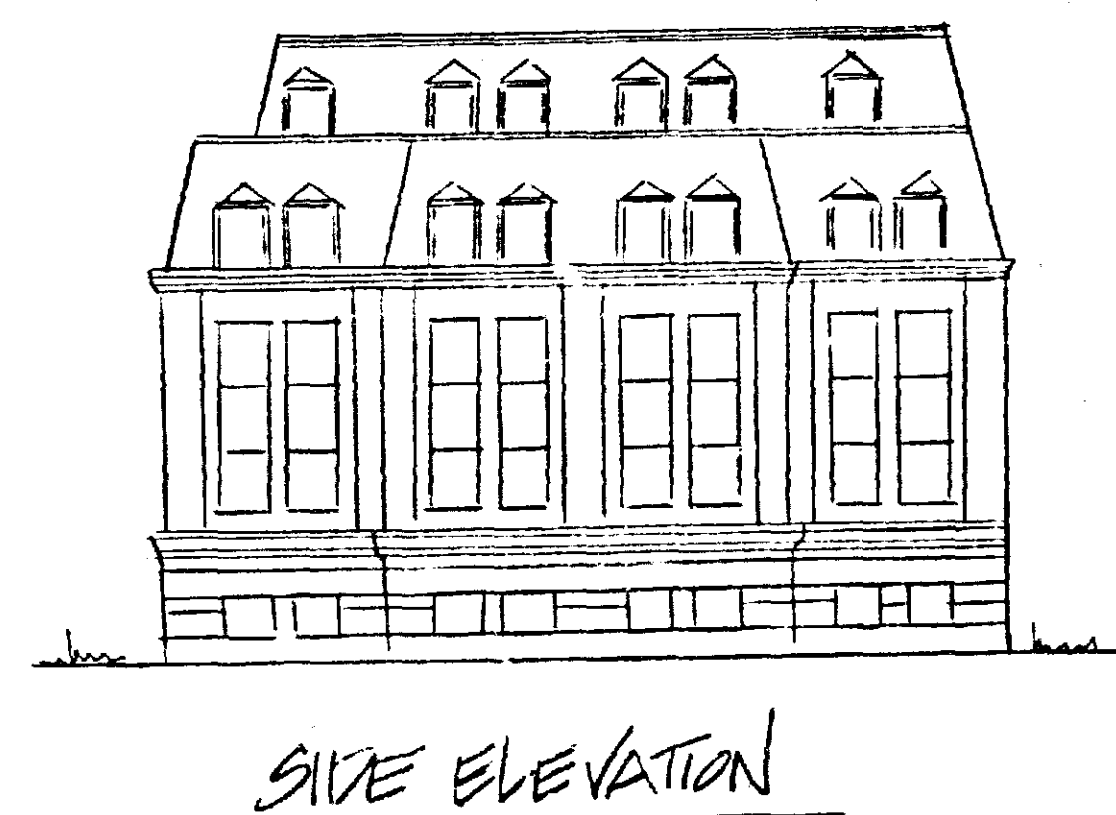
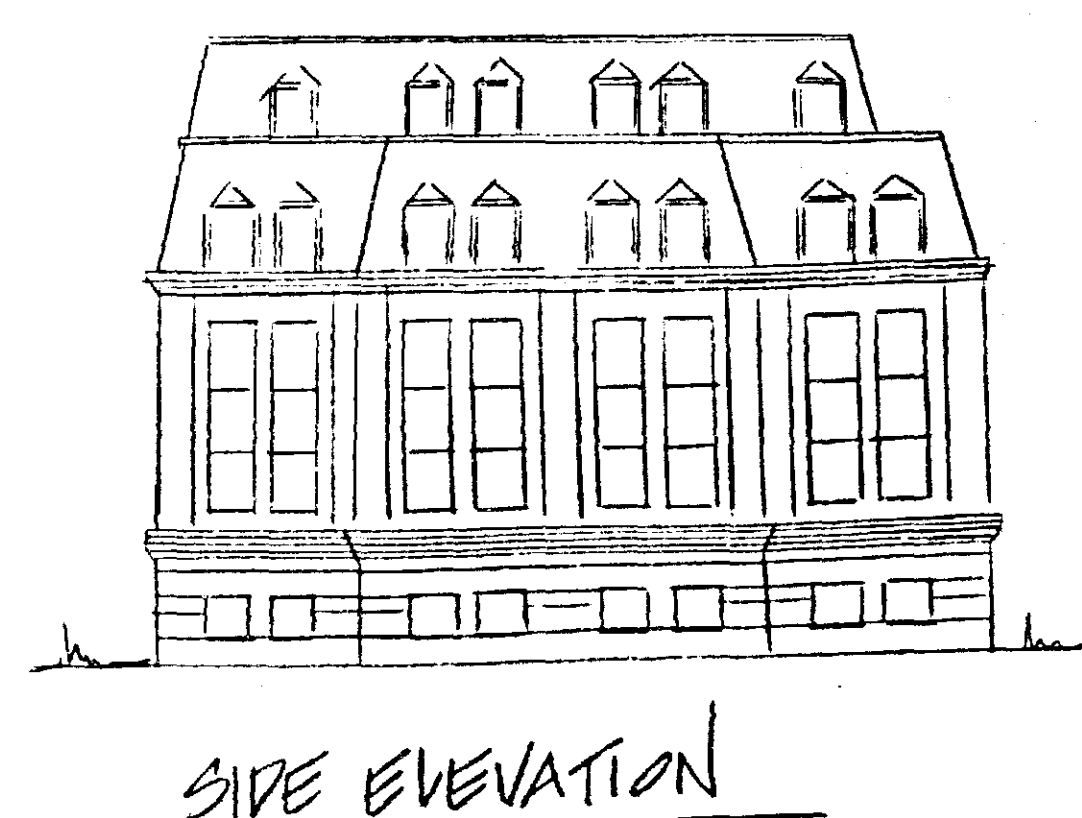
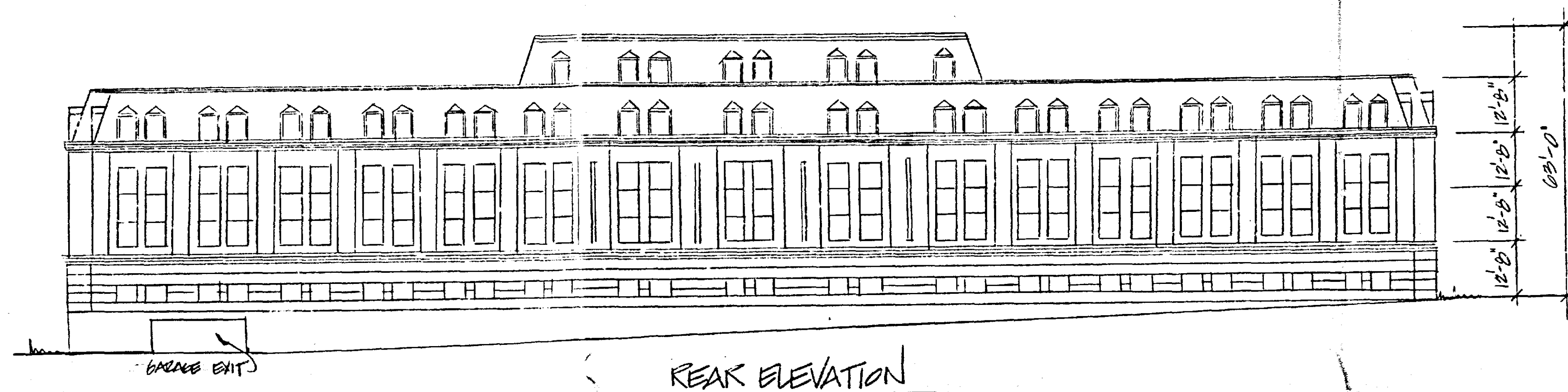
## EXECUTIVE CENTER AT HOOKS LANE

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
**SITE ENGINEERS & SURVEYORS**  
 BALTIMORE 6003 YORK RD. BALTIMORE, MD. 391-377-2007 MARYLAND

RESERVOIR LIMITED PARTNERSHIP  
7779 NEW YORK AVE  
NEW YORK, NY 10019 (212) 766-6664

SHEET 1 OF 2	DATE MARCH 22, 1988 SCALE 1" = 50'	CONTRACT NUMBER 85-106
-----------------------	---	------------------------------





FLOOR PLANS  
NOT TO SCALE

#### PARKING REQUIREMENTS

1ST FLOOR 20,000 SF X 1,000 X 9 = 105 (RETAIL)  
2ND, 3RD, 4TH FLOORS 20,200 SF X 3 X 1,000 X 9.3 = 261 (OFFICE)  
5TH FLOOR 10,200 SF X 1,000 X 9.3 = 94 (OFFICE)  
TOTAL OFFICE = 205 (BEFORE REDUCTIONS)  
TRANSIT REDUCTION 5% X 205 (OFFICE ONLY) 1A = 201  
SMALL CAR ALLOWANCE 40% X 201 (OFFICE ONLY) 112  
SHARED USE CALCULATION - WEEKDAY-DAYTIME (USE COLUMN)  
OFFICE 100% X 201 = 201  
RETAIL 60% X 105 = 63  
TOTAL REQUIRED SPACES = 364  
HANDICAP REQUIRED = 8 SPACES

#### PROPOSED PARKING

GRADE-ENTRY LEVEL - 105 SPACES  
(30 COMPACT, 60 STANDARD, 4 HANDICAP)  
2ND & 3RD LEVELS GARAGE - 110 SPACES  
(30 COMPACT, 70 STANDARD, 4 HANDICAP)  
DECK PARKING - 29 SPACES  
TOTAL PROVIDED - 373 SPACES

**PETITIONER'S EXHIBIT**  
1 of 2

Drafting	DATE	REVISIONS
Chen: J.B.S.		
Design: J.B.S.		
Check: J.B.S.		

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

OWNER/DEVELOPER  
RESERVOIR JOINT VENTURE  
7770 NEW YORK LANE  
BLEN HIRNIE, MD 21061 (201-766-6664)

**EXECUTIVE CENTER AT HOOKS LANE**

SHEET	DATE	CONTRACT NUMBER
2	AUGUST 13, 1998	89-106
2	SCALE AS SHOWN	

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM  
Mr. Powell / EIRS  
Mr. Pilson / W&S  
Mr. Flowers / C&S  
Mr. Fisher / Planning  
Mr. Richards / Zoning  
Mr. Bowling / DED  
Mr. Famili / Traffic  
Mr. Weiss / Sanitation  
Mr. Beaumont / Land Acq.  
Ms. Lutz / House Nos.  
Capt. Kelly / Fire Dept.  
Mr. Kincir / Rec. & Parks  
Mr. Brocato / SHA  
Ms. Killian / Assessments  
Mr. Butcher / CSP

DATE: November 1, 1990

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: District: 3C2  
Project Name: Executive Ctr. at Hooks La.  
Project No.: 85324  
Engineer: Development Engineering Consultant, Inc.  
Phone No.: 377-2600

ACTION REQUESTED:  
CRG Plan Review (Meeting Waived) :  
CRG Plan Refinement Review :  
CRG Non-Material Amendment Review :  
CRG Plan Approval Extension Review:XX  
Panhandle Minor CRG Plan Review :  
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 11/22/90. If you have no comments or do not need to review this plan, please indicate by placing your initials here \_\_\_\_\_.

Thank you for your attention to our request.

SDW:mun  
cc: File

EXECUTIVE CENTER AT HOOKS LANE

C.R.G. Plan Approval Extension

Comments Due: 11/22/90  
Comments Date: 12/12/90

1. Document on the plan that "THERE ARE NO CHANGES OTHER THAN THE \* NOTES ON THIS PLAN FROM THE 10/13/85 APPROVED C.R.G. AND THAT THE PLAN IS BEING SUBMITTED FOR EXTENSION REVIEW ONLY".
2. Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number 89-121-SPH.
3. Address comment made by this Office on 10/5/88 (enclosed).

If you have any questions, please do not hesitate to call me at 887-3391.

*Catherine A. Milton*  
CATHERINE A. MILTON  
PLANNER I

CAM:scj

cc: Current Planning  
Zoning File - #89-121-SPH  
Waiver File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE

DATE: 10/13/88  
(Continued from 5/26/88)

PROJECT NAME: EXECUTIVE CENTER AT HOOKS LANE

PLAN: 9/10/88

LOCATION: SE/S Hooks Lane SW of Reservoir Road

REV.: 10/5/88 REV.:

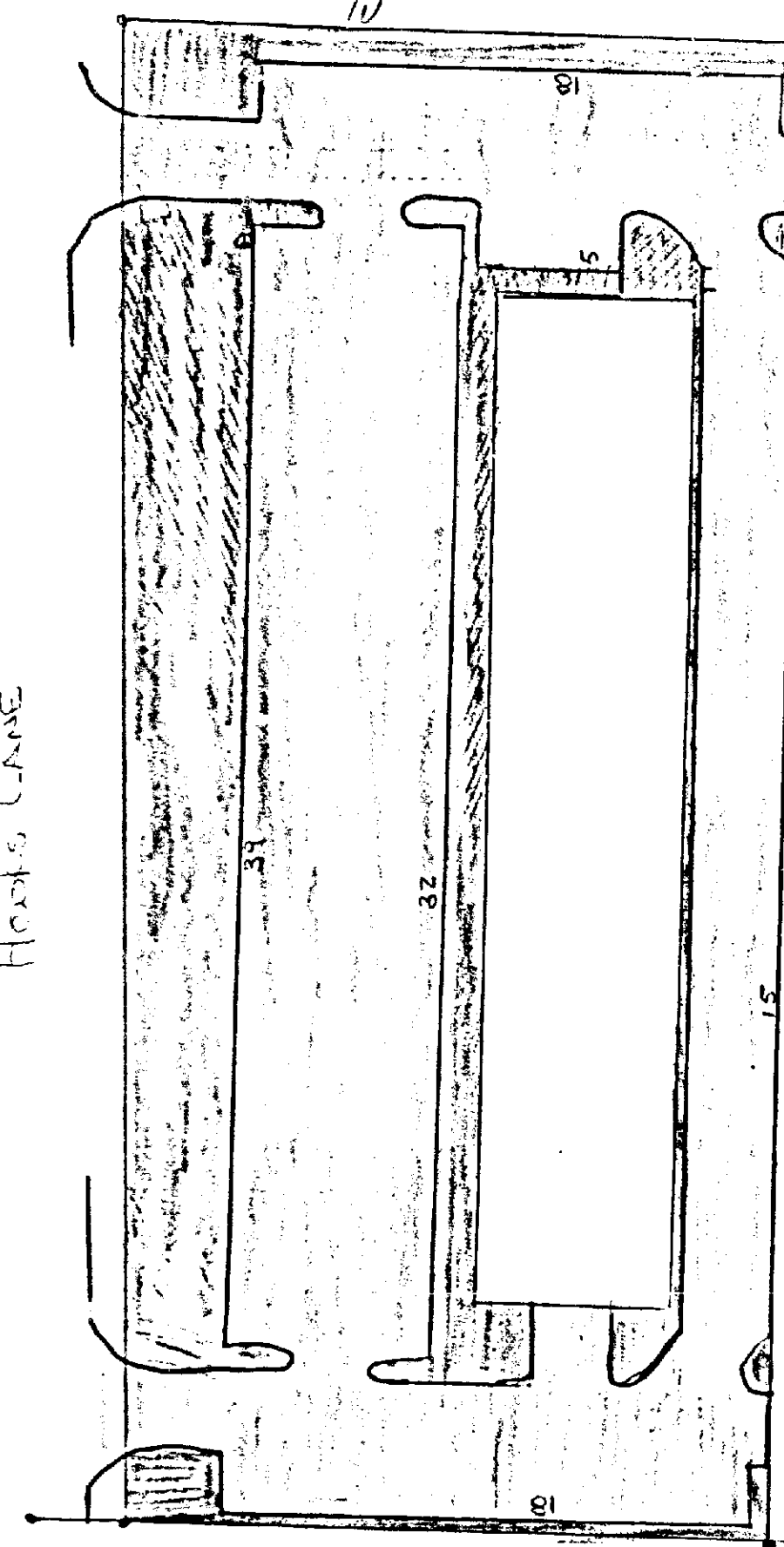
REVISED PLAN KEY:

- (X) COMPLIANCE WITH COMMENT CHECKED
  - (O) NON-COMPLIANCE IS CIRCLED
  - (BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
- ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 3c2

1. On August 22, 1988 a Special Hearing hearing was applied for in the Zoning office to permit business access through a R.O. zone and a "use permit" for business parking in an R.O. zone pursuant to S.409.8.B, all under Item #75 (1989). A public hearing has been scheduled for October 7, 1988 at 2:15 P.M. in Room 106, County Office Building under Case #89-121-SPH. Note what has been requested and the hearing date under the case number referenced on the plan. Final zoning approval would be contingent upon the following comments being addressed and the outcome of the public hearing.
2. Indicate compliance with S.303.2 (B.C.Z.R.) average street setback or a setback variance would be required. Property line setbacks and building front has not been indicated. See previous comment #4.
3. Include Amenity Open Space Calculations (25% of the gross R.O. site area) provided on the net R.O. zoned lot area. Include and address the requirements of S.409.8.B.2 (B.C.Z.R.) on the plan. Shade and sub-total A.O.S. areas on the plan.
4. Provide detailed parking level plans to scale and full dimensioned identifying compact and standard parking spaces, bay totals, isle widths, dead-end backup space and circulation. Clearly indicate underground parking entrance and extent on the plan print and the entrance on the building elevations. Indicate the percentage of compact spaces provided based on the required office parking separately in the parking calculations and identify general office use only.
5. Provide grade level indications on all elevations, dimension height tent drawing to scale, and provide certification on the plan evidencing compliance with S.409.6.B.1 (transit adj.). Include a complete shared use parking chart on the plan.
6. A full size (50 scale) site plan must be submitted for the public hearing to be included in the zoning file addressing all comments.

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator



Tracing of Refinanced Plan Submitted at DEC 90 93